

Minutes of the Plan Commission – Town of Spring Green

March 12, 2019 - Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

Attendees: Jeff Maier, Jeff Foster, David Radel

1. Meeting called to order by Iausly at 7:02 pm.

2. Roll call Plan Commission members present: Fred Iausly, Michelle Thomas, Carla Carmody, and Nate Robson; excused: Dave Mack; absent: none

3. Iausly attested that proper public notice had been made.

4. Motion to approve minutes of the February 12, 2019 meeting by Carmody, seconded by Thomas. Motion carried.

5. Motion approving agenda as posted by Thomas, seconded by Carmody. Motion carried.

6. Public comment: None.

7. Updates & Communications:

a. Updates and Communications.

Iausly reported that at the Town March meeting, two items from last month's Plan Commission meeting were addressed. Tom McKenna presented his CSM and it was approved by the Town Board. The second item was regarding the Peterzak's driveway permit. Neighboring landowners sent letters to the Town Board. After discussion, the Peterzak's and their attorney requested an extension.

Iausly also reported that Mike Jaeger is no longer looking at a possibility of a duplex on parcel 032-0561-00000 in the Monument Subdivision.

8. Business Items:

a. PRD: Presentation by Jeff Foster on creating a Planned Rural Development on his property at 5270 County Highway WC.

Jeff Foster presented a plan, developed with Sauk County, that showed 108 acres that will be in the PRD Preservation Area along with the 3 lots that are created. Discussion occurred, and it was suggested that 1) the Final Plat show the shared driveway easement and that it meets the town ordinance requirements for a shared driveway; and 2) a shared driveway agreement will need to be created and presented with the Final Plat. Motion to recommend to the Town Board approval of the PRD lot location based upon the protection of principal and secondary conservation areas as defined by Sauk County Zoning Ordinance with the condition that the planned shared driveway will comply with the town driveway ordinance by Robson, seconded by Carmody. Motion carried. Motion to recommend to the Town Board approval of the lands to be affected by a Preservation Area Easement, the easement of which protects principal and secondary conservation areas by Robson, seconded by Carmody.

b. Subdivision: Consultation with Jeff Maier on a revised proposal for a subdivision off of Kennedy Rd, southeast of the intersection with Big Hollow Rd.

Summary of the changes as presented by Jeff Maier are as follows: 15 lots instead of 9 lots and three Town Roads instead of three separate shared private drives. Each of the Town Roads would have a 120x120 right-of-way at the end for a turnaround. In

addition, two of the suggested Town roads have been relocated slightly to increase the distance from the nearest intersection. The one on the far west would be 550.32' and the one to the far east would be 670.45'. It was mentioned that the far west one would still be just shy of the 600 feet that is suggested in the Town Ordinance. Iausly suggested the idea of reconfiguring the roads so there would be only 2 Town Roads, but Maier was hesitant with this idea because he felt the some of the lots would be less desirable with more having more traffic that would need to pass by. Motion to recommend the Town Board approve the updated Preliminary Plat of Timber Run Subdivision by Robson, seconded by Carmody. Motion carried.

c. Construction: Consultation with Mike Jaeger about a possible duplex on parcel 032-0561-00000 in the Monument Subdivision.

Per Iausly, Mike Jaeger no longer looking at this option.

d. Comprehensive Plan: Discuss the comprehensive plan and areas for potential update.

Continued to work on making updated to Comprehensive Plan.

9. Next Meeting Date: April 9, 2019 at 7:00 pm

10. Adjournment: Motion to adjourn by Carmody, seconded by Robson. Motion carried.

(Michelle Thomas, Acting Secretary)

(Fred Iausly, Chairperson)